

# The Next Evolution of Public Hearings

March 22, 2019

# Presenters

**Travis Parker**, Planning Director, Lakewood, CO

**Jason Sperling**, Founder, People Speak, LLC

**Paul Rice**, Development Assistance Manager, Lakewood, CO

# Agenda

**Background**

**Lakewoodspeaks.org**

**Staff experience**

**Results/Analytics**

**Wrap up**



A large audience of people is seated in a lecture hall, facing a stage area. The image is overlaid with a semi-transparent blue filter. The word "Background" is written in a bold, light blue font across the center of the image.

# Background











UBER

lyft

BREEZE

wingz

JustPark



airbnb



HomeAway

wework



amazon mechanical turk™  
Artificial Artificial Intelligence



TaskRabbit



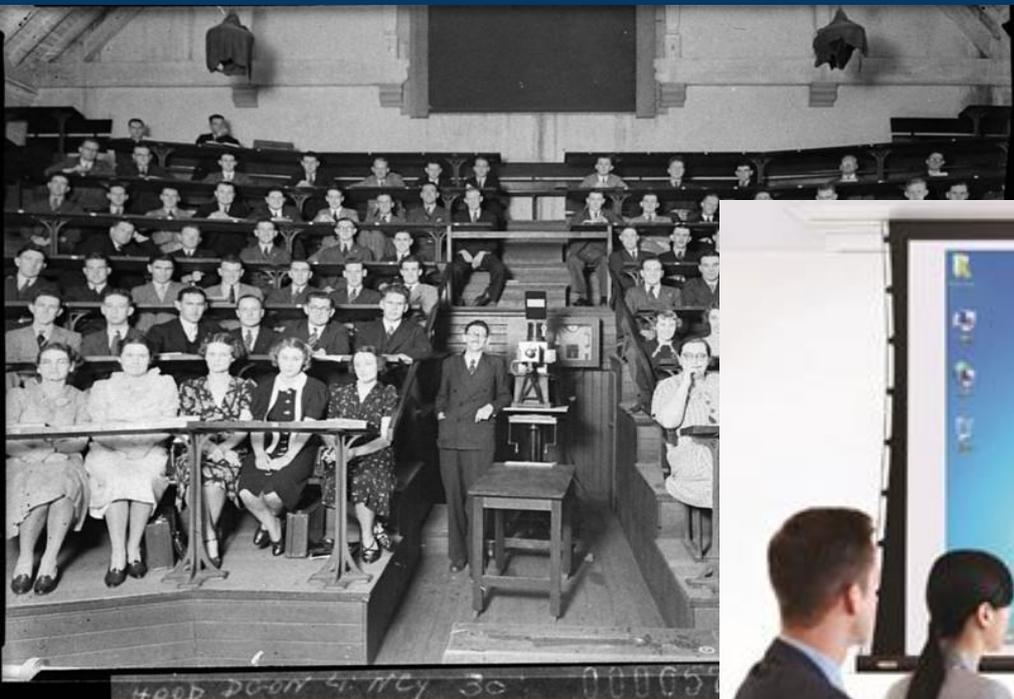
freelancer



ebay

craigslist

Etsy



# Public hearings



# Public hearings







A large group of people is seated at long tables in a conference room, likely attending a meeting or presentation. The room is filled with people, and the scene is overlaid with a semi-transparent blue filter. The text 'Lakewoodspeaks.org' is centered over the image.

**Lakewoodspeaks.org**

# GOALS



- 1. Increase engagement**
- 2. Expand awareness**
- 3. Save money and time**

# Lakewoodspeaks.org

 **Lakewood Speaks** Learn How It Works Login

## Can't make it? Comment online.

Care about what happens in Lakewood but don't have time to participate in person? Provide input on this site by clicking on the items below.

[Learn More](#)

### February 2019

|   |  |
|---|--|
|  | <b>Lodging Facility Licensing Program</b><br>February 25, 2019<br>City Council |
|  | <b>Short-term Rentals Licensing</b><br>February 25, 2019<br>City Council       |

### March 2019

|   |   |                      |
|---|---|----------------------|
|  | <b>Repealing and Reenacting Chapter 5.38 of the Lakewood Municipal Code Pertaining to the Lakewood Liquor Licensing Authority</b><br>March 25, 2019<br>City Council | <a href="#">View</a> |
|  | <b>Development Dialogue Mixed Use - Zoning Ordinance Amendments</b><br>March 25, 2019<br>City Council   | <a href="#">View</a> |
|  | <b>Abrusci's Temporary Parking - Long Term Temporary Use</b><br>March 20, 2019<br>Planning Commission   | <a href="#">View</a> |
|  | <b>730 Simms Street Rezoning</b><br>March 20, 2019<br>Planning Commission   | <a href="#">View</a> |

# Planner Case Page

**Lakewood**  
Speaks

Learn How It Works Login

## High View Water District Major Variance

Planning Commission Case: VM-17-002

The applicant is requesting relief from the material standard for a fence in the front yard at a public utility installation. The applicant would like to allow for the top 1-foot of a maximum 7-foot tall chain link fence to be barbed wire in the front yard.

Public Hearing - 8/30 7:00 pm [View](#)

Vicinity Map [View](#) Location Map [View](#)

**General Info** ? Ask City Staff ? Ask Applicant Comment to Planning Commission

### Applicant Presentation



### Staff Presentation



Front yard fence location, variance granted to allow top 1-foot to be barbed wire match side and rear yard fence

Side and Rear yard fence locations are 4'

### Site Layout

High View Water District, 07/31/2017

[View File](#)

### Board of Adjustment Staff Report

## ATTACHMENTS

### SITE LAYOUT

[View File](#)

### MAJOR VARIANCE REVIEW CRITERIA

1. By reason of exceptional narrowness, shallowness or shape of a specific piece of property, topographic conditions or other extraordinary conditions, the strict application of the regulation would result in peculiar and undue practical difficulties for, or peculiar and unnecessary burdens on, the applicant.
2. The extraordinary and exceptional situation or condition on the property that is stated as the reason for the proposed variance is not self-created by the applicant.
3. The proposed variance complies with the purpose and intent of the standard to be varied and generally observes the spirit of the standard.
4. The proposed variance will not substantially impair the appropriate use or development of adjacent property; and
5. The proposed variance is the minimum variance that will afford relief with the least modification possible of this Zoning Ordinance.

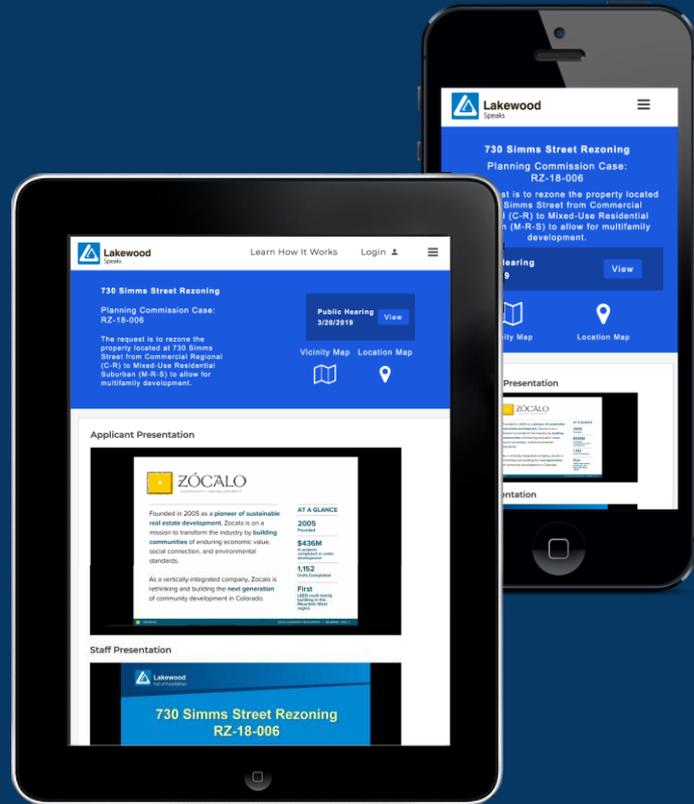
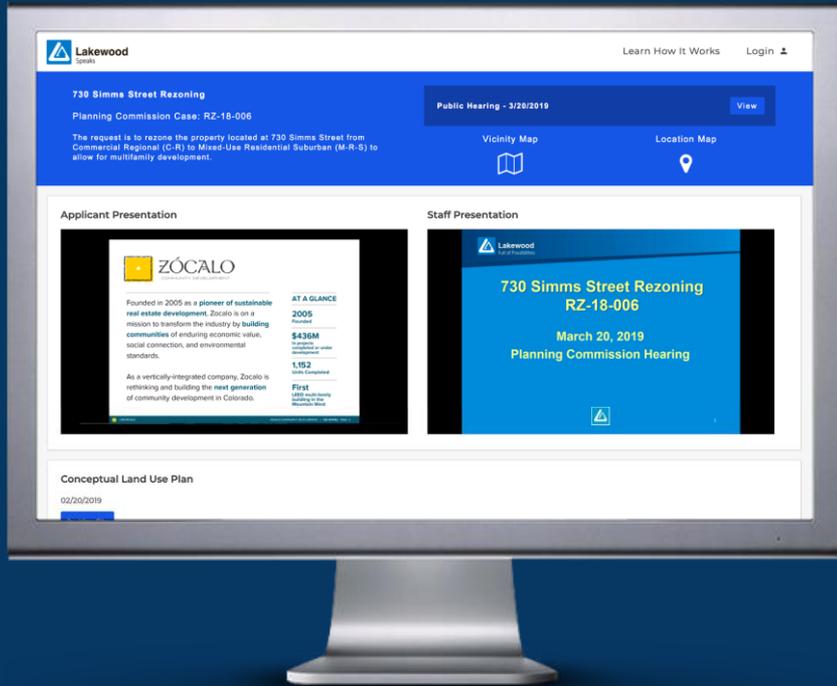
### Comments From The Public

Online comments open until 6:00 PM MDT 8/30/19.

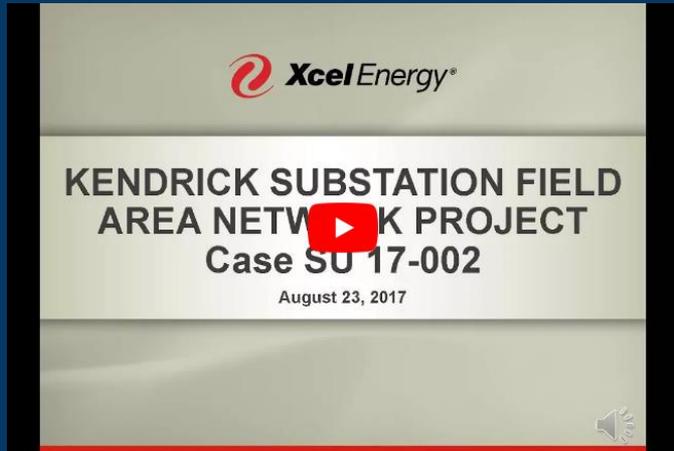
Have a comment for the public record you want to add?

[Comment to Planning Commission](#)

# Every Device



# Video Presentations



# Staff Report

**Lakewood**  
Full of Possibilities

Planning Department

ATTACHMENT A  
SITE SURVEY

BOARD

MAJOR VARIANCE CASE NO.  
REPORT DATE:  
CASE NAME:  
BOARD OF ADJUSTMENT D  
ADDRESS OF VARIANCE PH

APPLIC

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KENDRICK SUBSTATION FAN PROJECT  
PHOTOSIMULATION VIEW 1

**LAKEWOOD PLANNING COMMISSION  
SPECIAL MEETING  
AGENDA**

CITY COUNCIL CHAMBERS  
CIVIC CENTER SOUTH  
480 S. ALLISON PKWY  
LAKEWOOD, COLORADO

August 23, 2017 7:00 PM

ITEM 1: CALL TO ORDER

ITEM 2: ROLL CALL

ITEM 3: CASE SU-17-002 – KENDRICK SUBSTATION FAN SPECIAL USE PERMIT – 1800 S UNION BLVD

ITEM 4: APPROVAL OF MINUTES OF THE MARCH 15, 2017 PLANNING COMMISSION REGULAR MEETING

ITEM 5: ELECTION OF OFFICERS

ITEM 6: ZONING AMENDMENTS  
• ITEMS FROM JOINT STUDY SESSION

ITEM 7: RETREAT

ITEM 8: GENERAL BUSINESS

ITEM 9: ADJOURNMENT

Lakewood Speaks

https://lakewoodspeaks.org/agendas/planning-commission

Lakewood Speaks

Learn How It Works Logout

### Planning Commission Public Hearing

Wednesday, March 20, 2019 7:00 PM

|   | Unread Comments | Comments | Unread Staff Responses | Staff Responses |                      |
|---|-----------------|----------|------------------------|-----------------|----------------------|
| Abrusci's Temporary Parking - Long Term Temporary Use | 2               | 2        | 0                      | 0               | <a href="#">View</a> |
| 730 Simms Street Rezoning                             | 0               | 0        | 0                      | 0               | <a href="#">View</a> |

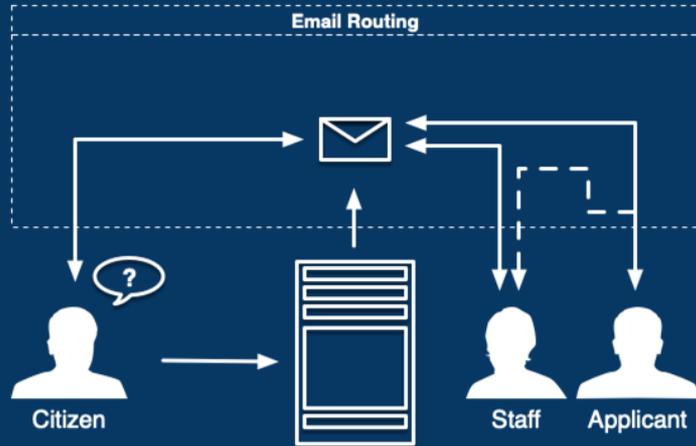
[Review All](#)

Actions Comment Policy Contact Privacy Policy Go to Lakewood.org

Public hearing software for local governments powered by People Speak

## Automated staff report distribution & review reminders

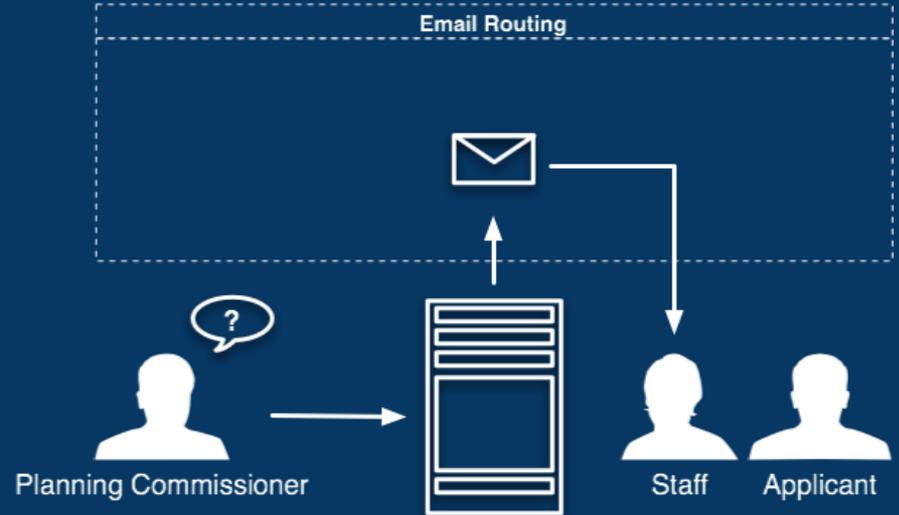
# External Message System



**Citizen  
questions**

# Internal Message System

**Decision-maker  
questions**



# Citizen Participation



## VARIANCE REVIEW CRITERIA

- A. By reason of exceptional narrowness, shallowness or shape of a specific piece of property, topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of the regulation would result in peculiar and undue practical difficulties for, or peculiar and unnecessary hardship on, the owner of the property; and
- B. The extraordinary and exceptional situation or condition on the property that is stated as the reason for the proposed variance is not self-imposed; and
- C. The proposed variance complies with the purpose and intent of the standard to be varied and generally observes the spirit of the Zoning Ordinance; and
- D. The proposed variance will not substantially impair the appropriate use or development of adjacent property; and
- E. The proposed variance is the minimum variance that will afford relief with the least modification possible of this Zoning Ordinance; and
- F. The proposed variance is the minimum variance that will afford relief if a design requirement cannot be met.

As an addition to our earlier comment, we believe vegetation (taller trees) and a decorative 8' wall along the west side of the property line with 7650 West 10th could be helpful. The plan in general looks good as long as we get those protections from noise and pollution added.

Culver Van Der Jagt

Decision-Making Criteria

Online Comment

Public Record



# View Receipts



Lakewood Speaks

https://lakewoodspeaks.org/short-term-rentals-licensing

...don't know of anybody who spends six months of vacation. It's an invitation to subvert the law.

A person who owns a two BR single-family house with yard in our neighborhood and who has expressed an interest in this business was, for the last ten years, the landlord for full-time, long-term tenants---families---up until several months ago, when she threw her tenants out and started visiting the property on a regular basis as a pretext of residency. She will be transforming what was once a badly needed rental unit into a short-term rental if this ordinance passes. Bad policy, bad law.

02/23/2019 10:52 am

11 / 11 Council Members have viewed this comment

Susan Williams

To mayor & city council: after living across the street for the last 1 1/2 years to a short term rental or air bnb- it is absolutely an awful idea to pass this. Lakewood police patrol has been stepped up. We have people from out of state moving in all hours of day and night. Knocking on our doors late looking for the address. Parking in front of our houses & driveways. The owner is not on premises so no one is in charge of weekly taking out trash & snow removal. Address not visible or porch light on. Cars have been gone through, the neighbors have banned together to look out for each other & packages left on porches. It's like a business being ran in a residential neighborhood. Code enforcement has been at the house several times. Every time something unusual has happen on this block has been linked to that house. It passed: who will monitor to make sure they are licenced, rules followed or taxes collected? My opinion is you are opening a can of worms that isn't well thought out or can handle. I will continue to look out for my neighbors & if anything looks suspicious or isn't followed by the ordinance I will call code enforcement, police & mayors office. Thank you for your time

02/25/2019 11:25 am

7 / 11 Council Members have viewed this comment

Rose chapman

# Streaming & Recorded Hearing Videos



03-04-19 Council Meeting

March 4, 2019  
Lakewood City Council Meeting

- ITEM 1 - CALL TO ORDER
- ITEM 3 - PRESENTATION  
PRIORITIZATION OF SHARED  
PATH AND SIDEWALK PROJE
- ITEM 4 - PRESENTATION  
DEVELOPMENT DIALOGUE-  
BUILDING AND SITE DESIGN  
RECOMMENDATIONS
- ITEM 5 - REPORTS

# Decision Posting

**Approved**  
**Vote 5-0**





# Staff experience



December 29, 2016



## City of Lakewood

Planning Department  
Civic Center North  
480 South Allison Parkway  
Lakewood, CO 80226-3127  
Voice: 303-987-7505  
Fax: 303-987-7990  
<http://www.lakewood.org>

### PLANNING COMMISSION PUBLIC HEARING NOTIFICATION

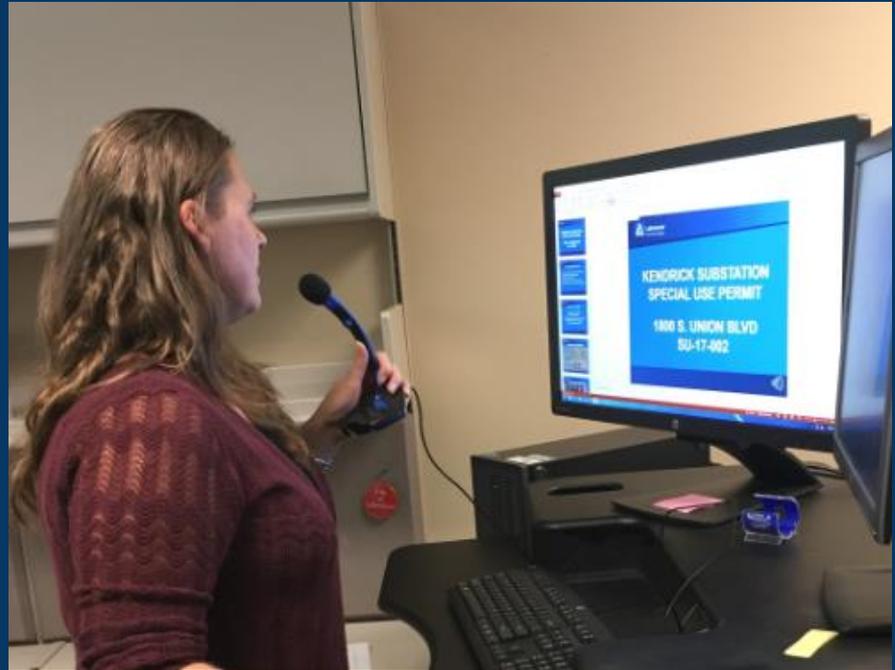
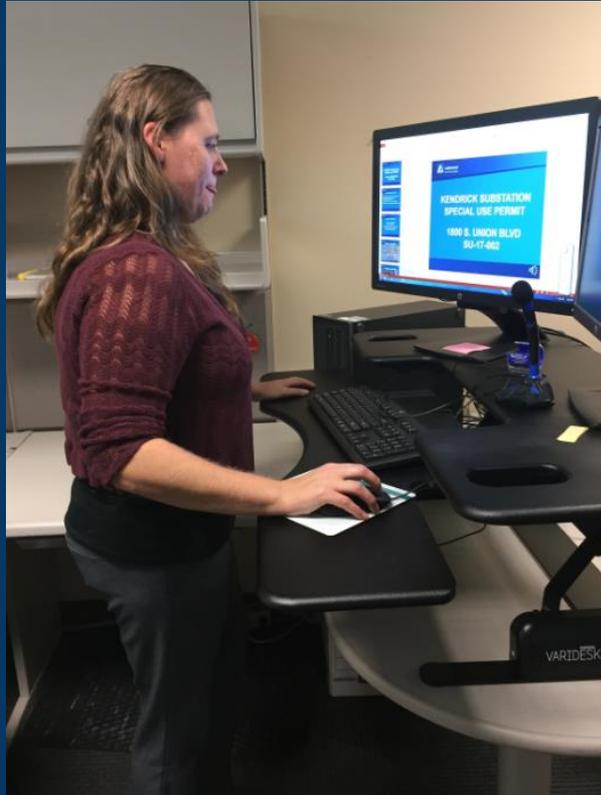
**CASE:** Special Use Permit, Case Number SU-16-002  
**ADDRESS:** 599 Sheridan Blvd. and 5300 W 6th Avenue, Lakewood, CO 80214  
**APPLICANTS:** Fred Gans, Cornerstone RPC Storage

The Lakewood Planning Commission will hold a public hearing at 7 p.m., Wednesday, January 18, 2017 in the City of Lakewood Council Chambers, 480 S. Allison Parkway, to consider a Special Use Permit (SUP) proposal by Fred Gans, representing Cornerstone RPC Storage for the properties located at 599 Sheridan Blvd. and 5300 W 6th Avenue. The Special Use Permit request would allow a mini-warehouse storage use within the Mixed-Use General Suburban (M-G-S) zone district. Notification of the public hearing is being sent in accordance with the notification requirements of the City of Lakewood Zoning Ordinance.

You are invited to attend the public hearing or participate online at [www.lakewoodspeaks.org](http://www.lakewoodspeaks.org) and express your comments on this case. You may submit written comments regarding the case online or in person to the Secretary to the Planning Commission up to 5 p.m. the day prior to the hearing. After that time comments may be submitted orally or in writing to the Planning Commission at the 7 p.m. hearing.

All documents and materials for this case, including the staff report, are available for review at the City of Lakewood Planning Department and at [www.lakewoodspeaks.org](http://www.lakewoodspeaks.org). If you have questions regarding this case or would like to make an appointment to review the case files, please contact the Secretary to the Planning Commission at 303-987-7505 or by email at [diabro@lakewood.org](mailto:diabro@lakewood.org).

# Earlier Deadlines



# Comment Moderation

## Comments From The Public

*This case is closed, see hearing results above.*

I think the pigeons should be allowed on the smaller residential lots with the common-sense restrictions outlined in the video.

01/01/2019 2:34 pm

**Maureen Yaskanin**

*7 / 7 Planning Commissioners have viewed this comment*

I think pigeons should be allowed in all residential areas, as they are in Wheatridge, Littleton and Denver, provided that are treated humanely and kept in accordance with the Planning Staff's recommended standards.

01/11/2019 4:58 pm

**Lillian Kraemer**

*7 / 7 Planning Commissioners have viewed this comment*

I think pigeons should be allowed in r-1-6 and R2 provided they are kept safe from predators (hawks/coyotes/cats, etc) and maintained appropriately.

If dwarf goats, ducks, and chickens are already allowed, it would seem pigeons would be the least intrusive animal of the bunch to have kept as pets and would not negatively impact neighbors who are already exposed to the existing list of approved animals- therefore i see no downsides of allowing pigeons.

Also, i think requiring a 15 feet setback from the fence might be too extreme, considering a storage shed/garage can be +/-5 feet from a fence if it's under a 32' in length and 12' in height (just Thinking about my house in Lakewood where i have a 32x24 garage in the back corner of my lot)... I believe an animal enclosure set back requirement that follows the same rules as the shed setback requirements might be easier to understand/follow - and maybe add a consideration of distance to living spaces (house/patio/deck, etc) instead of a blanket "15ft". maybe even a requirement that the enclosure be within the back 20-30% of the lot, so that all home owners know what to expect when it comes to neighbors and the possibility of animal enclosure locations anywhere in Lakewood.

01/14/2019 2:08 pm

**Christopher Tschiffely**

*7 / 7 Planning Commissioners have viewed this comment*

# Website Administration

Lakewood Speaks **Actions** Users

Admin / Actions /

## Kendrick Substation FAN Special Use Permit

DETAILS COMMENTS

|                                |   |
|--------------------------------|---|
| Published                      | YES   |
| Published At                   | 08/04/2017 9:00 am  |
| Public Hearing Date            | 08/23/2017 7:00 pm  |
| Sort Order                     | 1   |
| Public Hearing Information Url | <a href="http://www.lakewood.org/pcagendas/">http://www.lakewood.org/pcagendas/</a> |
| Title                          | Kendrick Substation FAN Special Use Permit  |
| Short Title                    | Kendrick Substation   |
| Case Number                    | SU-17-002   |

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YouTube Search



ADAM PAUL  
LAKEWOOD MAYOR

0:29 / 4:42

Welcome To Lakewood, Colorado

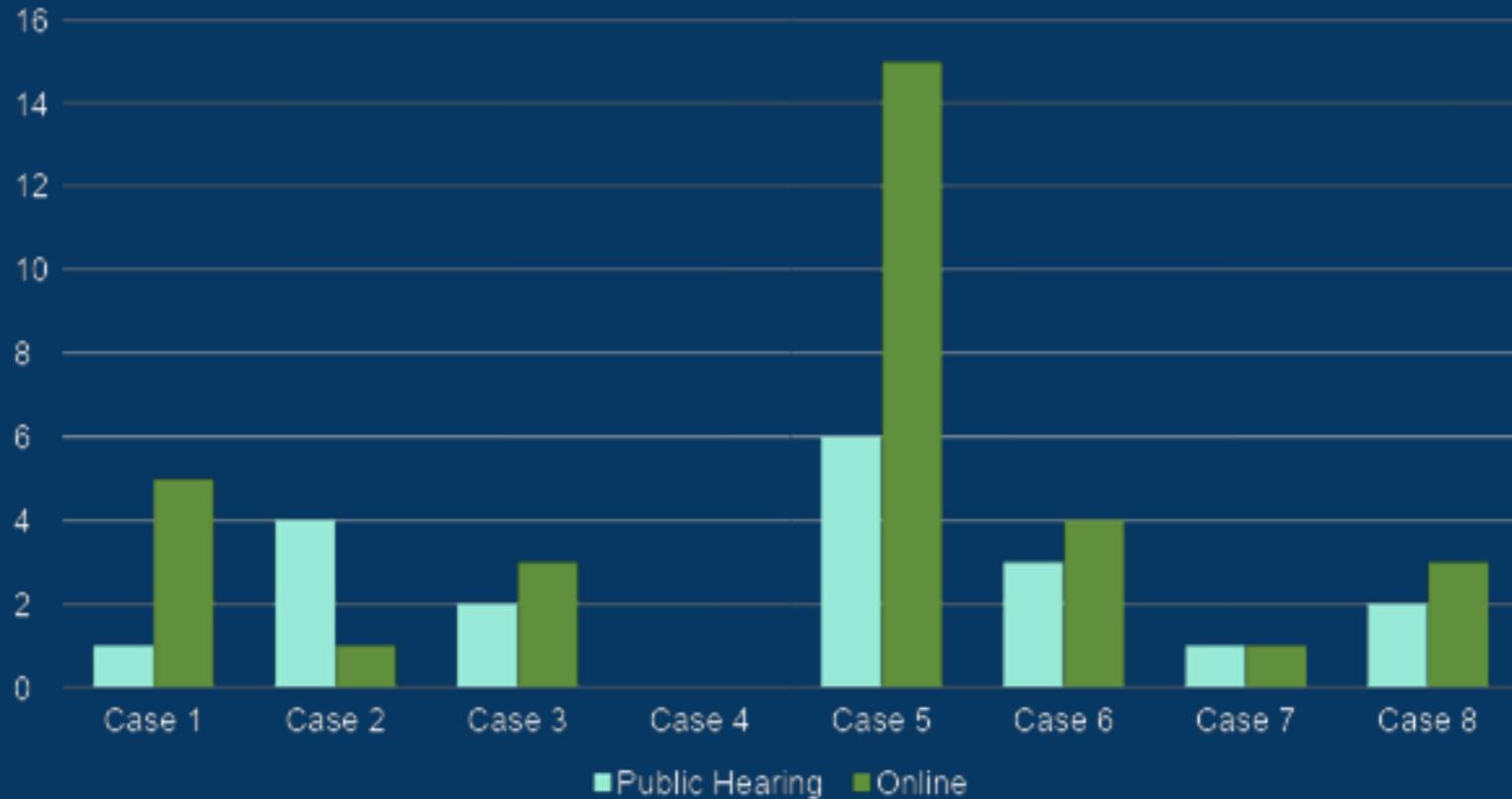
Lakewood8 [Subscribe](#) 450

4,230 views

A large audience of people is seated in a lecture hall, facing a stage area. The image is overlaid with a semi-transparent blue filter. The text "Results/Analytics" is centered in the foreground in a light blue, bold, sans-serif font.

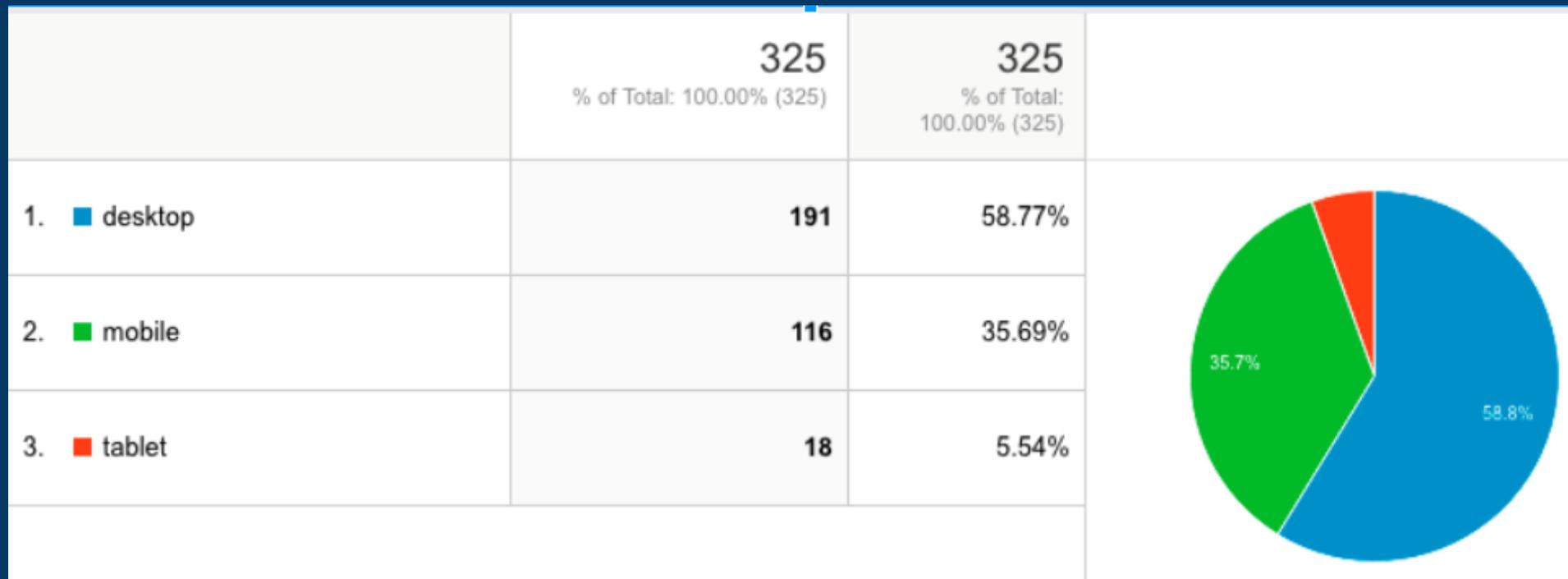
# Results/Analytics

# Source of Public Input

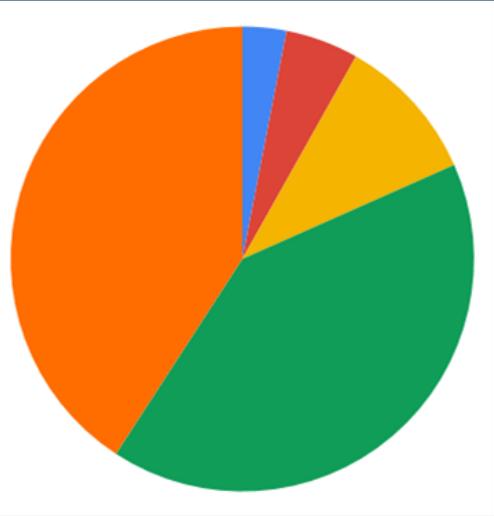
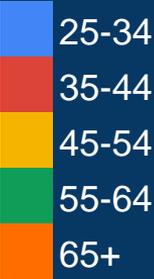


# Site Access

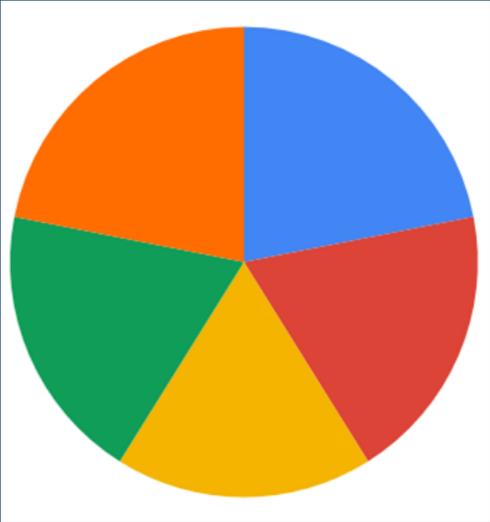
Critical for content to be accessible on **all devices**



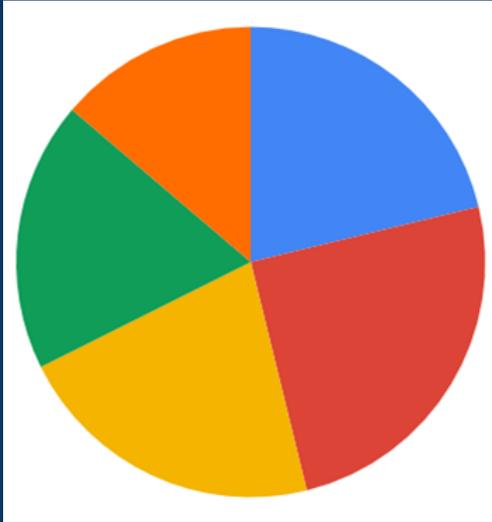
# Commenters by Age



In-Person Participation



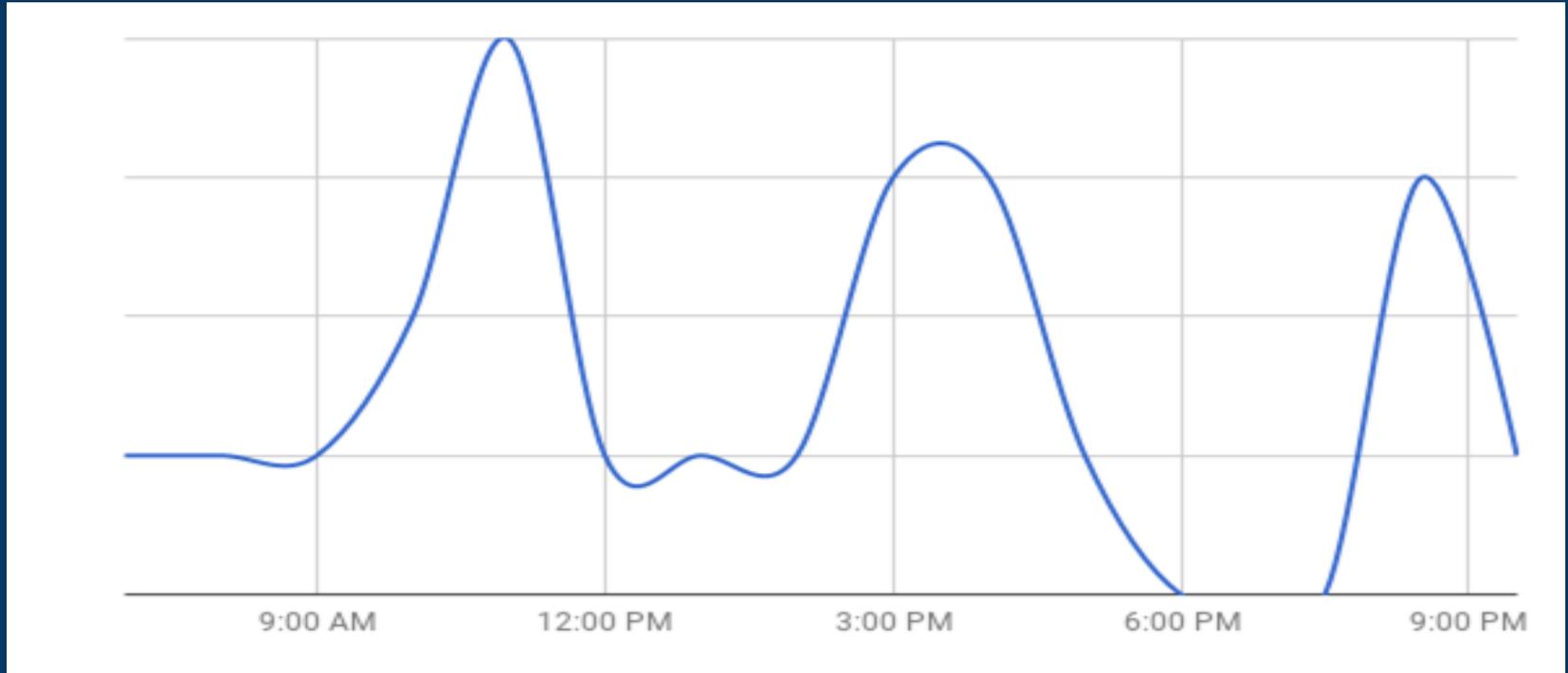
Lakewood Population



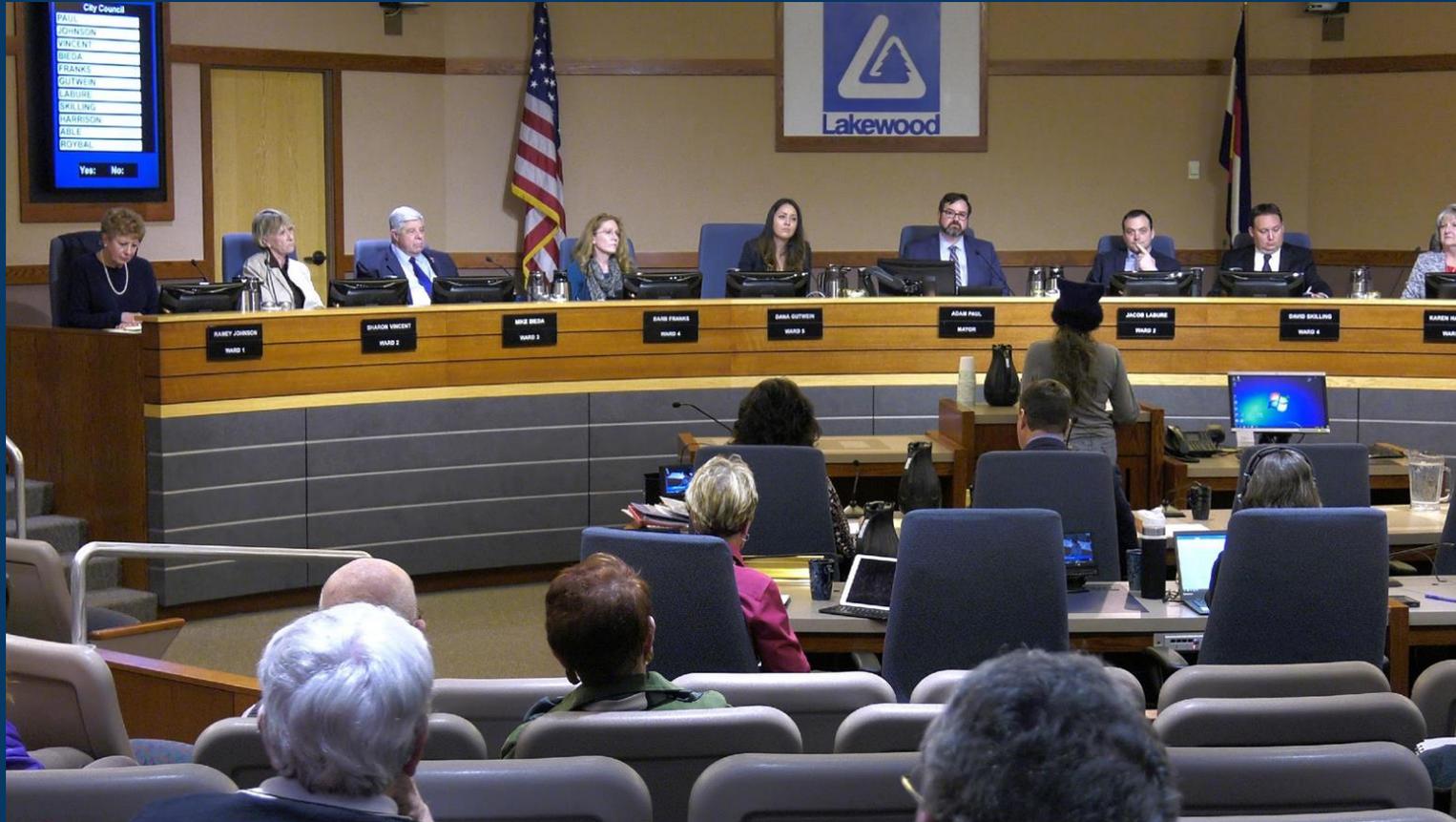
Online Participation

# Comments by Time

Limitations of evening hearings



# Decision Maker Experiences



A large audience of people is seated in a lecture hall, facing a stage area. The image is overlaid with a semi-transparent blue filter. The text "Wrap up" is centered in the middle of the image in a light blue, sans-serif font.

**Wrap up**

# Legal Questions

- **Open Meetings Law**
  - **Does not replace in-person hearing**
  - **Additional opportunity to participate**
- **Ex Parte communication**
  - **Info available to all decision makers equally**
  - **No one-on-one decision maker interactions**

# Considerations

- **Build vs buy as a service**
- **Review with legal staff**
- **Internal process & timeline**
- **Staff and decision maker training**
- **Review how public info is shared**
- **Marketing & outreach**

**Q&A**

**Additional Info:**

**Travis Parker**

**trapar@lakewood.org**

**303-987-7908**

**Jason Sperling**

**jason@peoplespeak.net**

**424-259-3574**